

June 17, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0274

Chesterfield County Board of Supervisors

Dale Magisterial District
5155 Iron Bridge Road

REQUEST: Conditional Use to permit a boarding house in an Agricultural (A) District.

PROPOSED LAND USE:

A boarding house for use as transitional housing for women and their children who are in a crisis or homeless situation is planned. Condition 2 limits the facility to a maximum of eight (8) residents plus one (1) resident counselor.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The use has existed on the request property without any apparent adverse impact on the surrounding area.
- B. The recommended conditions ensure that the single family residential character of the request property will continue to be maintained.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITIONS

1. This Conditional Use shall be granted to and for St. Barnabas Episcopal Church, exclusively, and shall not be transferable nor run with the land. (P)

2. The maximum number of residents shall not exceed eight (8) plus one (1) resident counselor. (P)
3. Other than normal maintenance, there shall be no additions or alterations to the dwelling unit to accommodate this use. (P)
4. There shall be no signs to identify this use. (P)

GENERAL INFORMATION

Location:

Northeast quadrant of Iron Bridge Road and Cascade Street and better known as 5155 Iron Bridge Road. Tax ID 777-688-2813 (Sheet 11).

Existing Zoning:

Agricultural (A)

Size:

0.8 acre

Existing Land Use:

Boarding house

Adjacent Zoning and Land Use:

North and East - A; Public/semi-public (church)

South - R-7; Single family residential

West - O-2 with Conditional Use Planned Development; Vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the east side of Iron Bridge Road, adjacent to the request site. In addition, there is an existing twelve (12) inch water line extending along the north side of Cascade Street, adjacent to the request site. The existing building on the request site is connected to the public water system. Both the existing building and the St. Barnabas Episcopal Church building are served by a one (1) inch master water meter. If, at such time as the request site is sold by St. Barnabas Episcopal Church, a separate water meter and service line will be required to serve the request site exclusively.

Public Wastewater System:

There is an existing ten (10) inch wastewater collector extending along Cascade Street and terminating approximately 450 feet east of the request site. The existing building and the St. Barnabas Episcopal Church building are served by a privately maintained on-site wastewater collector that connects to the public wastewater system.

ENVIRONMENTAL

Drainage and Erosion:

There are no existing or anticipated on- or off-site drainage or erosion problems.

PUBLIC FACILITIES

Fire Service:

The Dale Fire/Rescue Station, Company Number 11, currently provides fire protection and emergency medical service. This request will have minimal impact on fire and EMS service.

Transportation:

The proposed development will have a minimal impact on the existing transportation network.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Land Use Plan which suggests the property is appropriate for residential development of 2.51 to 4.0 units per acre. It is anticipated that residential development will continue in this area.

Area Development Trends:

Property to the immediate north and east is zoned Agricultural (A) and is owned by the owner of the request site and developed for church use. Property to the south is occupied by single family residences in Hening Heights Subdivision. Property to the west, west of Iron Bridge Road, is zoned and planned for development of commercial uses.

Zoning History:

On November 24, 1998, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved a Conditional Use (Case 98SN0277) to permit a boarding house on the request property. The Board's approval was subject to conditions

which limited the number of permitted residents and counselors, prohibited additions or alterations to the dwelling and signs to identify the use, and placed a time limit on the approval.

Use:

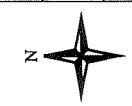
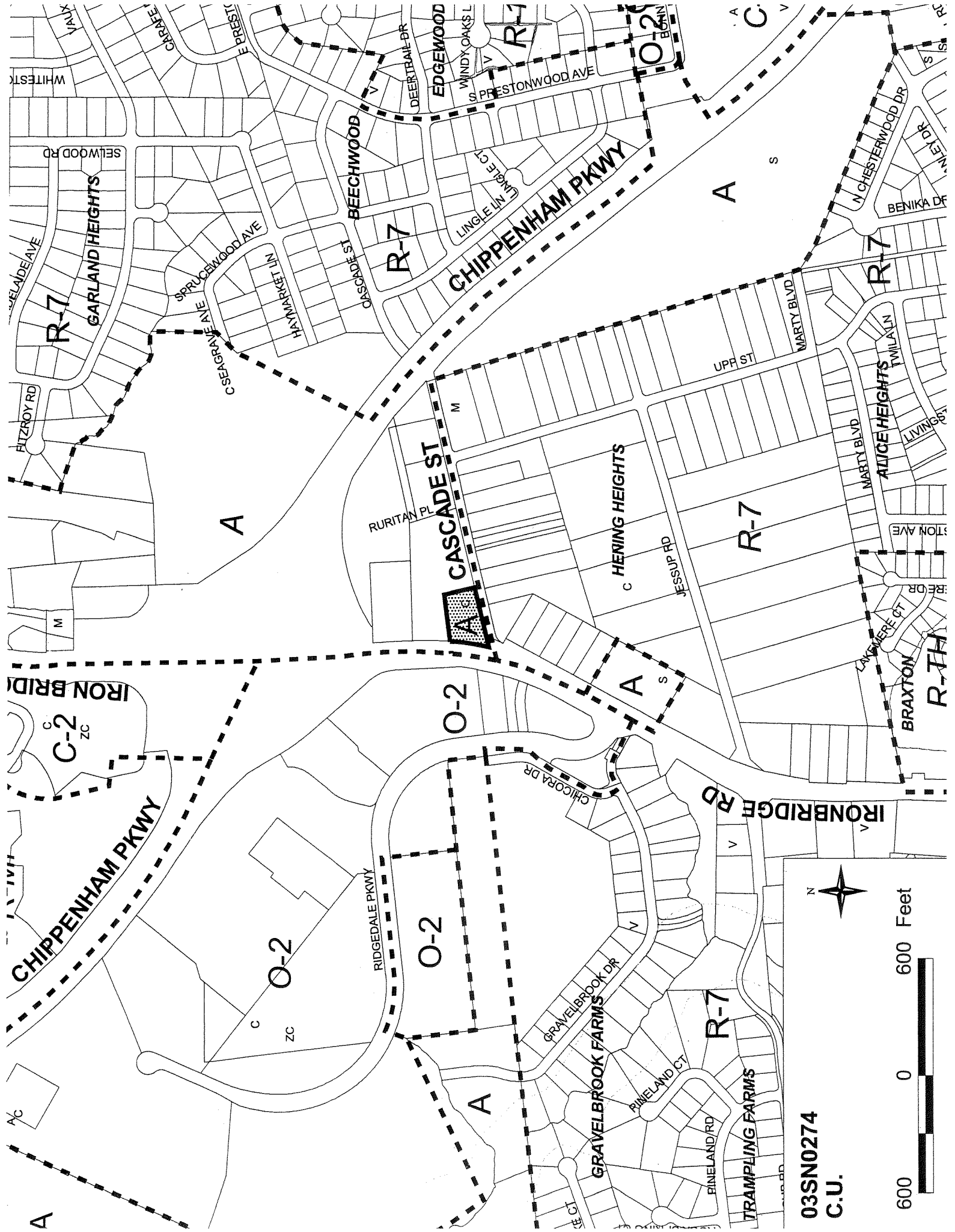
The property owner, St. Barnabas Episcopal Church, has a church on the adjacent property to the east and north. The existing single family dwelling is used to house women and their children who are in a crisis or homeless situation. Condition 2 provides that the maximum number of residents shall not exceed eight (8) plus one (1) resident counselor. In addition, Condition 1 provides that this Conditional Use, if approved, will be granted to and for St. Barnabas Episcopal Church, exclusively, and is not transferable to future property owners.

A condition of the original Conditional Use (Case 98SN0277) placed a time limit of three and one-half (3 ½) years on the approval. Since there have been no apparent adverse impacts to the adjacent properties or the surrounding communities, there is no recommendation of a time limit on this request for approval.

CONCLUSIONS

The use has existed on the request property without any apparent adverse impact on the surrounding area and the recommended conditions ensure that the single family residential character of the request property will be maintained.

Given these considerations, approval of this request is recommended.



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C.U.